

CITY OF SAN ANTONIO
Board of Adjustment
Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, September 12, 2005

Board of Adjustment Board Members

Rene Balderas	District 1	Gene Camargo	District Mayor
Oscar Williams	District 2	Mary Rogers	District 7
Jesse F. Jenkins	District 3	Ramon Flores	District 8
Vacant	District 4	Mike Villyard	District 9
Paul Klein	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Invocation and Pledges of Allegiance.**
- III. **A-05-067:** The requests of Gordon Chisenhall for 1) a 20-foot variance from the required minimum 20-foot side setback in order to construct a building on the northeast property line, 2) a 15-foot variance from the required minimum 20-foot rear setback in order to construct the same building 5 feet from the rear property line, and 3) a complete variance from the permitted and prohibited building material lists to allow for the use of metal on 100% of the exterior surfaces visible from public rights-of-way (visible from both Evening Way and the IH 35 frontage road), 10624 North IH 35.
- IV. **A-05-082:** The appeal of Grace M. Allen Family Partnership of the Director of Planning Department's decision to uphold the HDRC decision to deny a Certificate of Appropriateness to demolish a residence, 211 East Ashby.
- V. **A-05-090:** The request of Mark Cano for a Special Exception to reorient a previously relocated structure, 1237 San Angelo Boulevard.
- VI. **A-05-091:** The requests of Guadalupe Cuellar for 1) a 3-foot variance from the minimum 20-foot front setback requirement in order to keep an existing carport 17 feet from the front property line, and 2) a 4-foot variance from the minimum 5-foot side setback requirement in order to keep the same carport 1 foot from the side (west) property line, 139 West Academy.
- VII. **A-05-092:** The request of Carmen R. Serrano for a Special Exception to relocate a structure from 137 Denver Boulevard to 805 Denver Boulevard.
- VIII. **A-05-093:** The request of Rumaldo and Maria C. Hernandez for a Special Exception to relocate a structure from 2432 South Loop 410 West to 1420 Casimiro Street.

- IX. **A-05-094:** The request of Irma G. Herrera for a Special Exception to relocate a structure from 2432 South Loop 410 West to 5475 Dabney Lane.
- X. **A-05-095:** The request of Dr. Louis Agnese, University of the Incarnate Word for an 8-foot variance from the maximum 3-foot fence/wall height requirement within the front setback in order to erect a wall that would be 11 feet tall at its highest point, 703 East Hildebrand Avenue.
- XI. **A-05-096:** The requests of General Growth Properties for 1) a 70-foot variance for two signs to be 80 feet apart, 2) a 30-foot variance for two signs to be 120 feet apart, 3) a 70-foot variance for two signs to be 80 feet apart, 4) a 63-foot variance for two signs to be 87 feet apart, 5) a 63-foot variance for two signs to be 87 feet apart, 6) a 70-foot variance for two signs to be 80 feet apart, 7) a 65-foot variance for two signs to be 85 feet apart, 8) a 40-foot variance for two signs to be 110 feet apart, 9) a 33-foot variance for two signs to be 117 feet apart, and 10) a 50-foot variance for two signs to be 100 feet apart, 15900 La Cantera Parkway.
- XII. **A-05-097:** The request of Matisse Restaurant for a 10-foot variance from the maximum allowable overall free-standing sign height of 40 feet in order to erect a 50-foot tall free-standing sign, 13259 Blanco Road.
- XIII. **Approval of the minutes from the regular meeting of June 6th, 2005.**
- XIV. **Staff Report.**
- XV. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- XVI. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at: www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

September 12, 2005

CASE NO. A-05-067

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 12, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Gordon F. Chisenhall

Lot 38, Block 3, NCB 13765

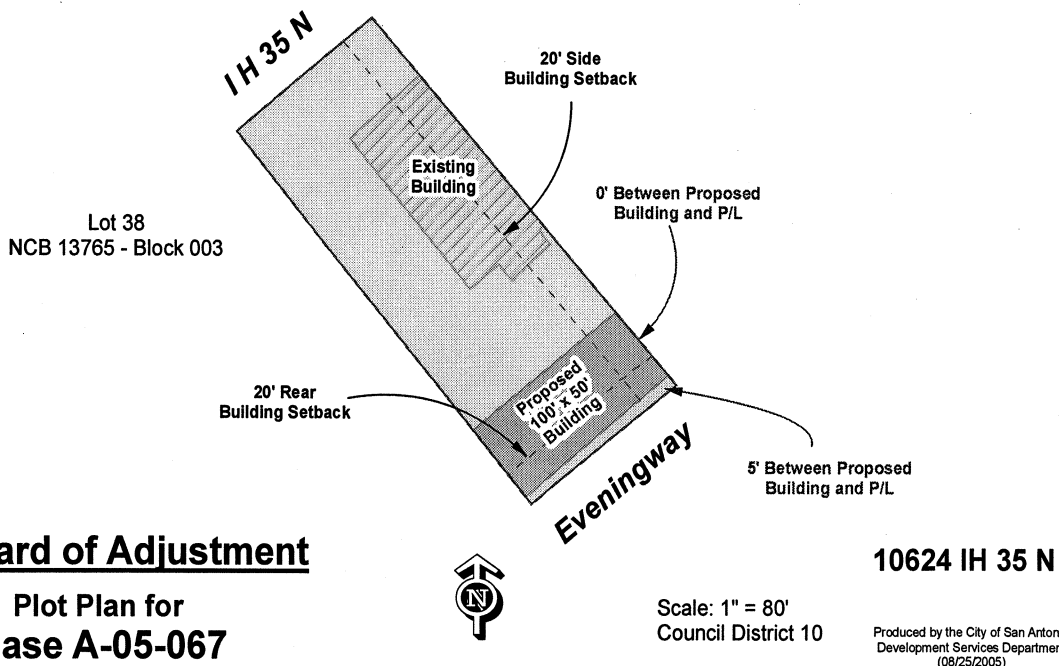
10624 North IH 35

Zoned: "I-1 IH-1" General Industrial Northeast Gateway Corridor Overlay District 1 and "C-3 R IH-1" General Commercial Restrictive Alcohol Sales Northeast Gateway Corridor Overlay District 1

The applicant requests 1) a 20-foot variance from the required minimum 20-foot side setback in order to construct a building on the northeast property line, 2) a 15-foot variance from the required minimum 20-foot rear setback in order to construct the same building 5 feet from the rear property line, and 3) a complete variance from the permitted and prohibited building material lists to allow for the use of metal on 100% of the exterior surfaces visible from public rights-of-way [visible from both Evening Way and the IH-35 frontage road]. The Unified Development Code requires minimum guidelines be met in the Northeast Gateway Corridor Overlay District.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



BOARD OF ADJUSTMENT

September 12, 2005

CASE NO. A-05-082

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 12, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Grace M. Allen Family Partnership

Lot 19 and the west 20 feet of Lot 20, NCB 1724

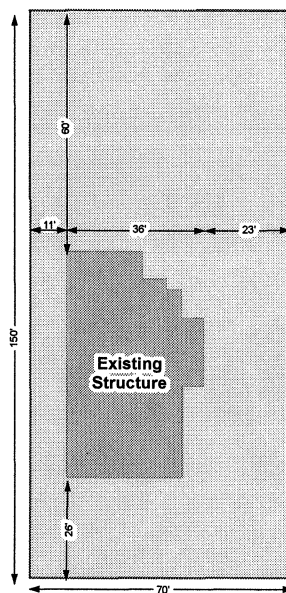
211 East Ashby Place

Zoned: "MF-33 H" Historic Multi-Family District and "C-2 H" Historic Commercial District.

The applicant is appealing the Director of Planning Department's decision to uphold the Historic and Design Review Committee's decision to deny a Certificate of Appropriateness to demolish a residence. The Unified Development Code authorizes the Board of Adjustment to hear and decide an appeal of a decision by the Director of the Planning Department to deny a Certificate of Appropriateness.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

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Lot 19 and W 20' of Lot 20
NCB 01724 - Block 000

Ashby Place E

Board of Adjustment

**Plot Plan for
Case A-05-082**



211 Ashby Place E

Scale: 1" approx. = 40'
Council District 1

Produced by the City of San Antonio
Development Services Department
(08/29/2005)

BOARD OF ADJUSTMENT

September 12, 2005

CASE NO. A-05-090

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 12, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Mark Cano

Lots 38, 39 and 40, Block 192, NCB 9718

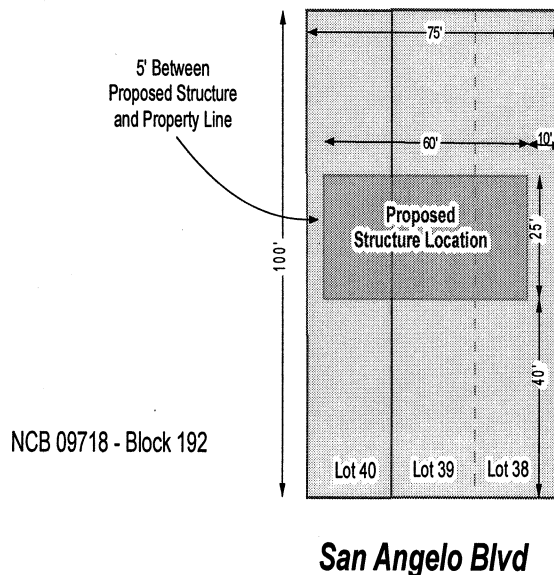
1237 San Angelo Boulevard

Zoned: "R-4" Residential Single-Family District

The applicant requests a Special Exception to reorient a previously relocated structure. Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in the Unified Development Code.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

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Board of Adjustment

Plot Plan for
Case A-05-090



Scale: 1" approx. = 40'
Council District 1

1237 San Angelo

Produced by the City of San Antonio
Development Services Department
(08/29/2005)

BOARD OF ADJUSTMENT

September 12, 2005

CASE NO. A-05-091

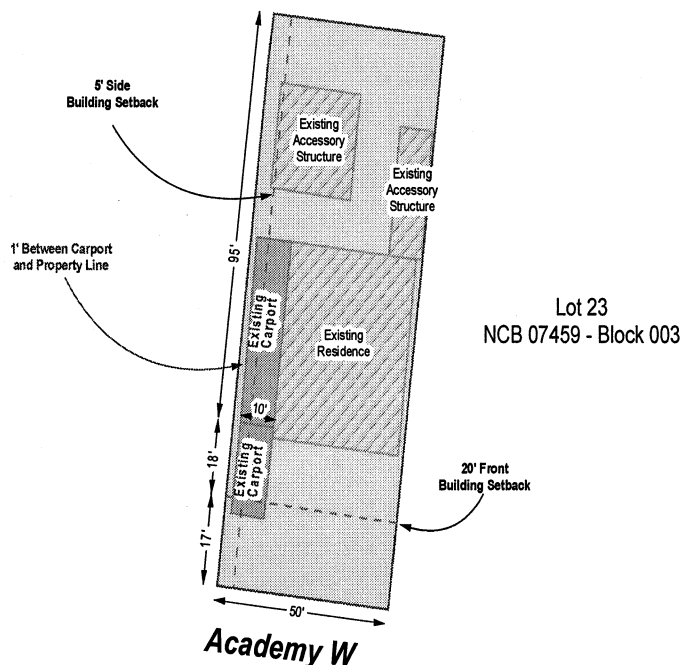
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 12, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Guadalupe Cuellar
Lot 23, Block 3, NCB 7459
139 West Academy
Zoned: "R-6" Residential Single-Family District

The applicant requests a) a 3-foot variance from the minimum 20-foot front setback requirement in order to keep an existing carport 17 feet from the front property line, and 2) a 4-foot variance from the minimum 5-foot side setback requirement in order to keep the same carport 1-foot from the side property line. The Unified Development Code requires a minimum 20-foot front setback between the back of a sidewalk or the front property line and a front entry garage or carport and requires a minimum 5-foot side setback in "R-6" zoning districts.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Board of Adjustment

Plot Plan for
Case A-05-091



Scale: 1" approx. = 40'
Council District 5

139 Academy W

Produced by the City of San Antonio
Development Services Department
(08/23/2005)

BOARD OF ADJUSTMENT

September 12, 2005

CASE NO. A-05-092

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 12, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

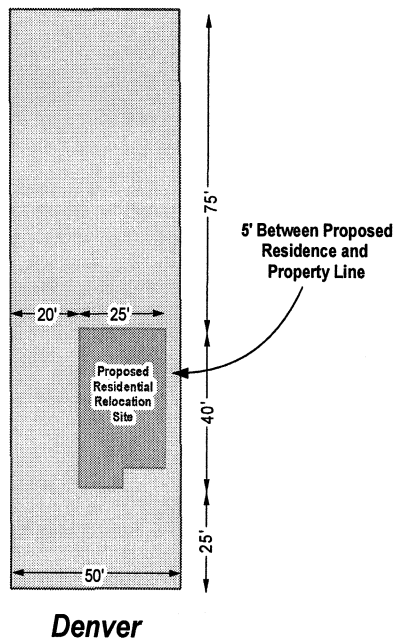
Carmen Serrano
Lots 27 and 28, Block 26, NCB 1621
805 Denver Boulevard
Zoned: "RM-4" Residential Mixed District

The applicant requests a Special Exception to relocate a structure from 137 Denver Boulevard to 805 Denver Boulevard. Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in the Unified Development Code.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

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Lots 27 and 28
NCB 01621 - Block 026



Board of Adjustment

Plot Plan for
Case A-05-092



Scale: 1" approx. = 40'
Council District 2

805 Denver

Produced by the City of San Antonio
Development Services Department
(08/28/2005)

BOARD OF ADJUSTMENT

September 12, 2005

CASE NO. A-05-093

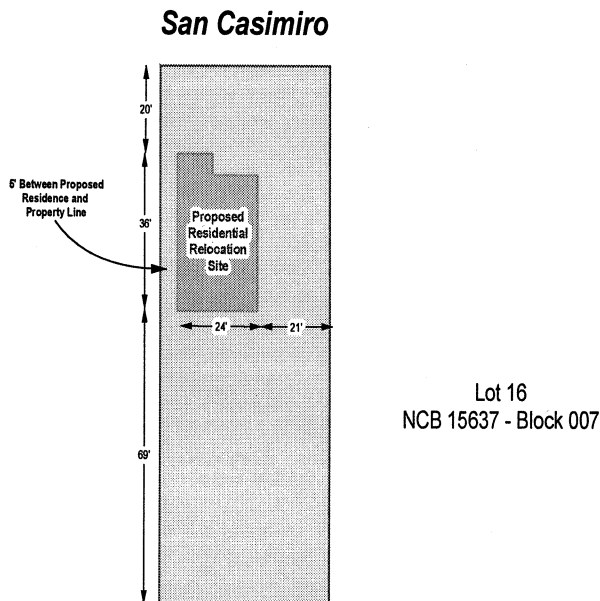
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 12, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Rumaldo and Maria C. Hernandez
Lot 16, Block 7, NCB 15637
1420 San Casimiro Street
Zoned: "R-6" Residential Single-Family District

The applicant requests a Special Exception to relocate a structure from 2432 South Loop 410 West to 1420 San Casimiro Street. Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in the Unified Development Code.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

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Board of Adjustment

Plot Plan for
Case A-05-093



1420 San Casimiro

Scale: 1" approx. = 40'
Council District 3

Produced by the City of San Antonio
Development Services Department
(08/25/2005)

BOARD OF ADJUSTMENT

September 12, 2005

CASE NO. A-05-094

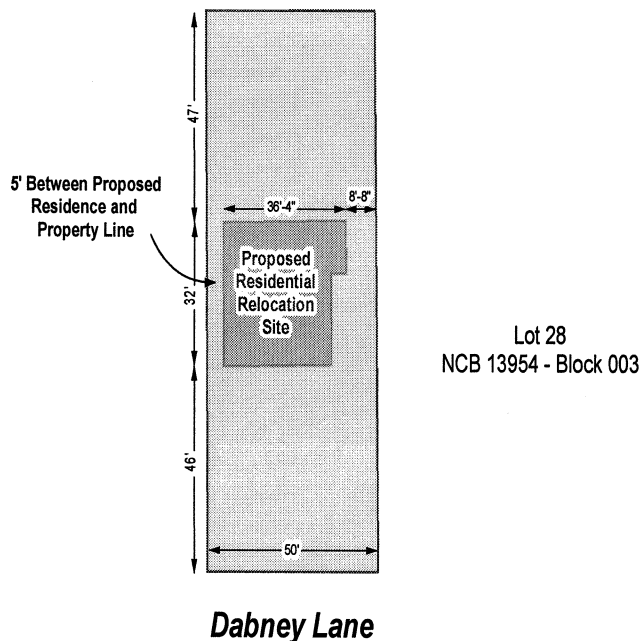
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 12, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Irma G. Herrera
Lot 28, Block 3, NCB 13954
5475 Dabney Lane
Zoned: "R-6" Residential Single-Family District

The applicant requests a Special Exception to relocate a structure from 2432 South Loop 410 West to 5475 Dabney Lane. Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in the Unified Development Code.

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Board of Adjustment

Plot Plan for
Case A-05-094



5475 Dabney Lane

Scale: 1" approx. = 40'
Council District 6

Produced by the City of San Antonio
Development Services Department
(09/25/2005)

BOARD OF ADJUSTMENT

September 12, 2005

CASE NO. A-05-095

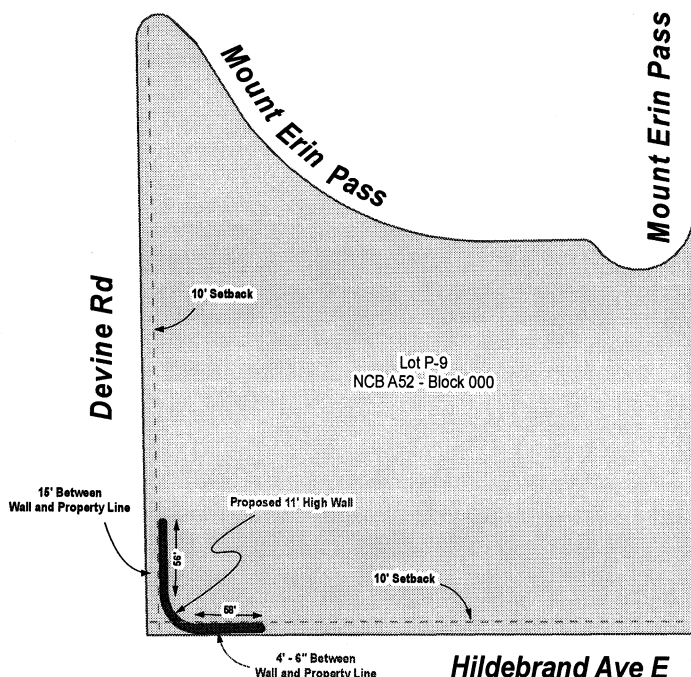
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 12, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Dr. Louis Agnese, University of the Incarnate Word
P-9, NCB A-52
703 East Hildebrand Avenue
Zoned: "R-5" Residential Single-Family District

The applicant requests an 8-foot variance from the maximum 3-foot solid screen fence/wall height requirement within the front setback in order to erect a solid screen fence/wall that would be 11 feet tall at its highest point. The Unified Development Code allows a maximum solid screen fence/wall height of 3 feet within the front yard.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

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Board of Adjustment

**Plot Plan for
Case A-05-095**



703 Hildebrand Ave E

Scale: 1" approx. = 120'
Council District 9

Produced by the City of San Antonio
Development Services Department
(09/06/2005)

BOARD OF ADJUSTMENT

September 12, 2005

CASE NO. A-05-096

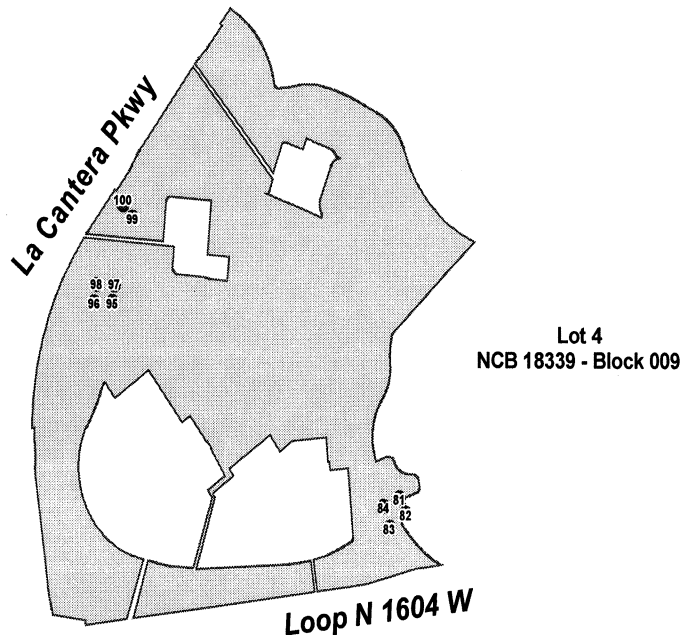
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 12, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

General Growth Properties
Lot 4, Block 9, NCB 18339
15900 La Cantera Parkway
Zoned: "ED ERZD" Entertainment Edwards Recharge Zone District

The applicant requests 1) a 70-foot variance for signs #95 and #96 to be 80 feet apart, 2) a 30-foot variance for signs #96 and #97 to be 120 feet apart, 3) a 70-foot variance for signs #97 and #98 to be 80 feet apart, 4) a 63-foot variance for signs #95 and #97 to be 87 feet apart, 5) a 63-foot variance for signs #96 and #98 to be 87 feet apart, 6) a 70-foot variance for signs #99 and #100 to be 80 feet apart, 7) a 65-foot variance for signs #81 and #82 to be 85 feet apart, 8) a 40-foot variance for signs #82 and #83 to be 110 feet apart, 9) a 33-foot variance for signs #83 and #84 to be 117 feet apart, and 10) a 50-foot variance for signs #81 and #84 to be 100 feet apart. Chapter 28 (Sign Code) requires at least 150 feet of spacing between free-standing signs.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

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Board of Adjustment

Plot Plan for
Case A-05-096



15900 La Cantera Pkwy

Scale: 1" approx. = 800'
Council District 8

Produced by the City of San Antonio
Development Services Department
(09/02/2005)

BOARD OF ADJUSTMENT

September 12, 2005

CASE NO. A-05-097

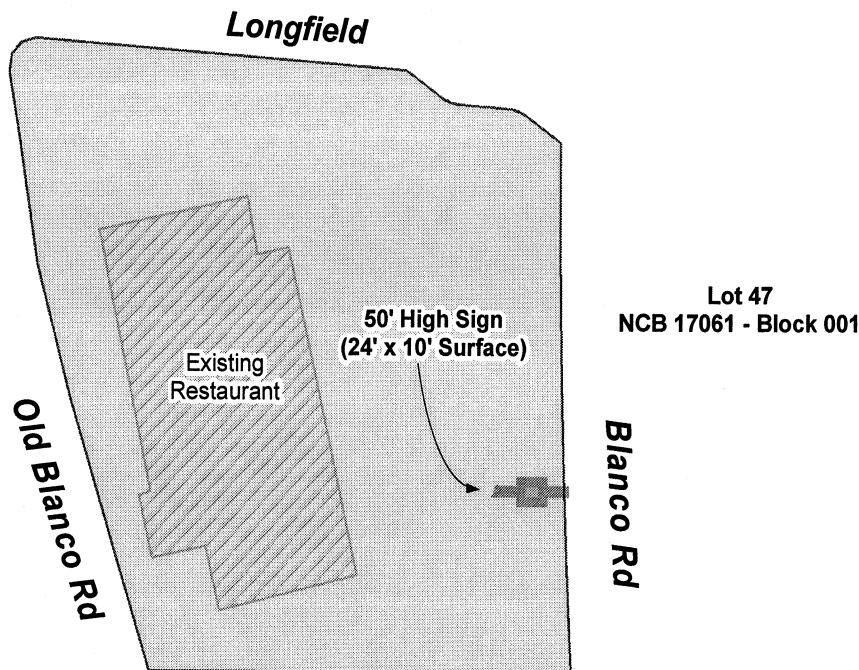
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, September 12, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Matisse Restaurant
Lot 47, Block 1, NCB 17061
13259 Blanco Road
Zoned: "C-2" Commercial District

The applicant requests a 10-foot variance from the maximum allowable overall free-standing sign height of 40 feet in order to erect a 50-foot tall free-standing sign. The Development Services Department could not issue a permit because Chapter 28, Section 28-239 requires a maximum allowable free-standing sign height of 40 feet.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

PLEASE COMPLETE AND RETURN THIS ENCLOSED NOTICE BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



Board of Adjustment

**Plot Plan for
Case A-05-097**



Scale: 1" approx. = 60'
Council District 9

13259 Blanco Rd

Produced by the City of San Antonio
Development Services Department
(08/25/2005)